



O'MALLEY
PROPERTY

O'MALLEY

Flat 8 Commercial Street
Leith, EH6 6PJ

omalleyproperty.com
01259212337



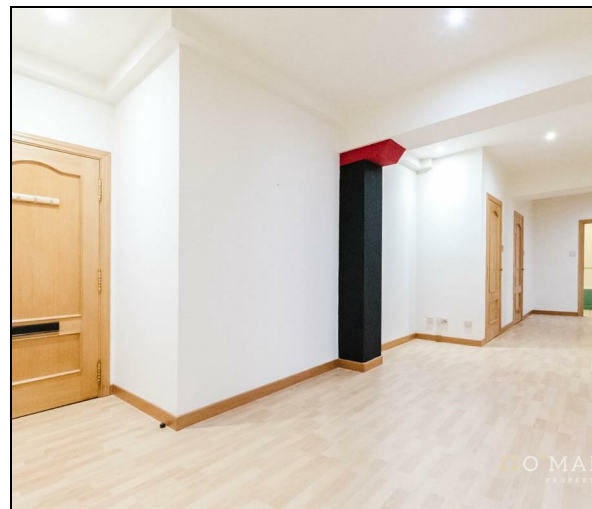
Description

O'Malley Property are delighted to present to the market this spacious two bedroom apartment located within the highly sought after area of Leith.

Upon entering, you are welcomed into a bright hallway offering excellent built in storage. The spacious lounge provides a comfortable and inviting living area, enhanced by excellent natural light and ample room for both relaxing and entertaining. The kitchen/diner is well proportioned, featuring generous worktop space, storage and ample room for dining.

The master bedroom is an impressive size and benefits from built in storage along with an en-suite shower room. Bedroom two is another well proportioned double bedroom, also benefiting from fitted storage, making it ideal for guests, family living or home working. Completing the accommodation is a three piece family bathroom.

Externally, the property benefits from one allocated parking space, providing convenient off street parking in this popular city location. Positioned within walking distance of excellent local amenities, waterfront attractions, cafés and transport links, this fantastic apartment is ideally suited to first-time buyers, professionals and investors alike.



“Spacious Property”

Location

Commercial Street is situated within the vibrant and highly sought-after area of Leith, offering a fantastic mix of city living and waterfront charm. The area is renowned for its excellent selection of cafés, bars, restaurants and independent shops, with nearby attractions including The Shore and the popular waterfront district. Residents benefit from excellent transport links into Edinburgh city centre, including regular bus services and nearby tram connections. The location also provides easy access to scenic waterfront walks, green spaces and a wide range of local amenities, making it an ideal setting for professionals, first time buyers and investors alike.

Lounge

19'8" x 13'5"

Kitchen

19'8" x 11'0"

Master Bedroom

18'8" x 15'4"

En-Suite

9'2" x 7'4"

Bedroom 2

14'4" x 11'8"

Bathroom

9'3" x 7'4"

Home Report

The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

Misdescriptions Act

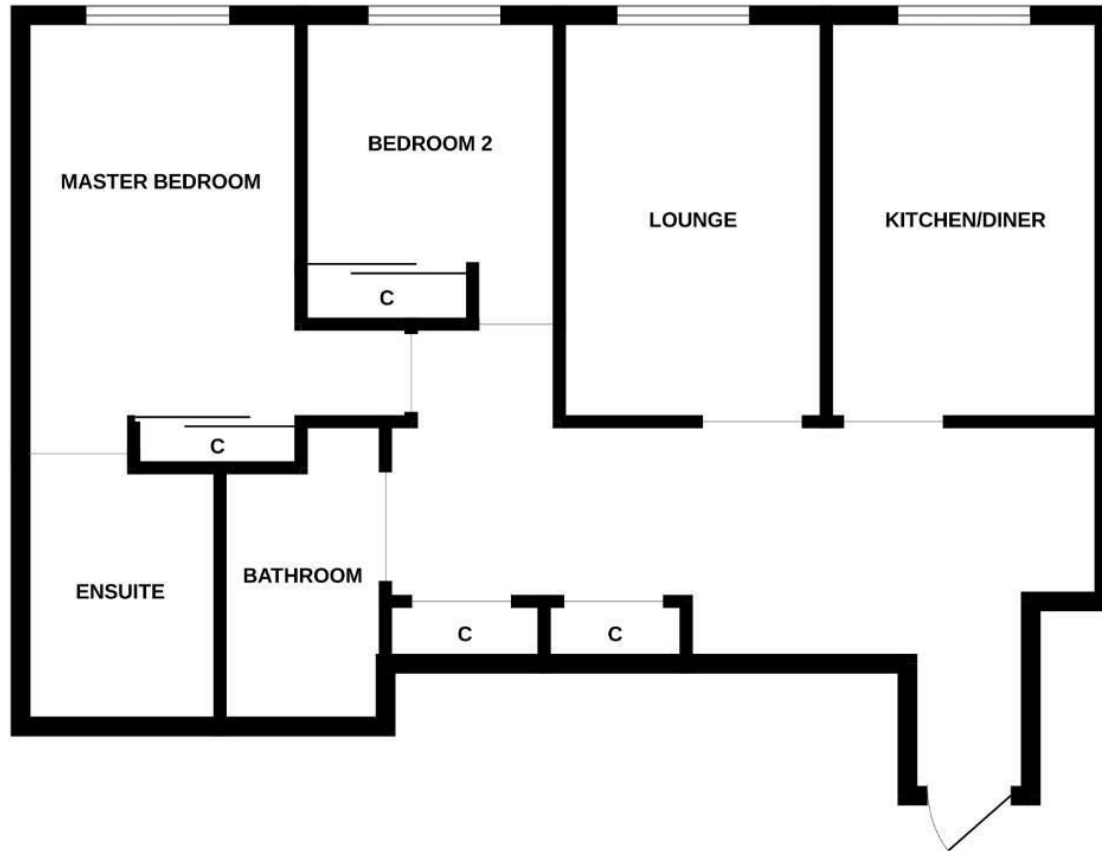
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.



Offers Over £289,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2026



Property Misdescriptions Act 1991.
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as central heating installation or mechanical or electrical equipment have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale.